162.0	0002	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	770,300 /	770,300
					USE VALUE:	770,300 /	770,300
					ASSESSED:	770,300 /	770,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
97		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACKESY JOSEPH P--ETAL	
Owner 2:	REGAL MARY T	
Owner 3:		
Street 1:	97 OAKLAND AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,937 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1866 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8937.000	288,600		481,700	770,300
Total Card	0.205	288,600		481,700	770,300
Total Parcel	0.205	288,600		481,700	770,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.81 | /Parcel: 412.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 162.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	288,600	0	8,937.	481,700	770,300	770,300	Year End Roll	12/18/2019
2019	101	FV	228,200	0	8,937.	481,700	709,900	709,900	Year End Roll	1/3/2019
2018	101	FV	244,500	0	8,937.	426,600	671,100	671,100	Year End Roll	12/20/2017
2017	101	FV	244,500	0	8,937.	357,800	602,300	602,300	Year End Roll	1/3/2017
2016	101	FV	244,500	0	8,937.	357,800	602,300	602,300	Year End	1/4/2016
2015	101	FV	238,200	0	8,937.	309,600	547,800	547,800	Year End Roll	12/11/2014
2014	101	FV	238,200	0	8,937.	299,300	537,500	537,500	Year End Roll	12/16/2013
2013	101	FV	238,200	0	8,937.	284,900	523,100	523,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JACOBS MORRILL	846-70		3/1/1974		46,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/13/1999	21	Manual	9,100					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	MEAS&NOTICE	BS	Barbara S
12/22/2008	Measured	336	PATRIOT
12/16/1999	Mailer Sent		
12/6/1999	Measured	263	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8937		Sq. Ft.	Site		0	70.	0.77	8									481,679						481,700	

Total AC/HA: 0.20517 | Total SF/SM: 8937 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 481,679 | Spl Credit | Total: 481,700

PRINT

Date	Time
12/11/20	02:43:13

LAST REV

Date	Time
06/26/18	13:09:01

apro

User Acct / GIS Ref / GIS Ref / Insp Date

108038

05/31/18

!12649!

PAT ACCT. 12649

USER DEFINED

Prior Id # 1:	108038
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	7 - Shed		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21270084
Const Adj.:	0.98745072
Adj $ / SQ:	149.685
Other Features:	66000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	448157
Depreciation:	159544
Depreciated Total:	288613

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

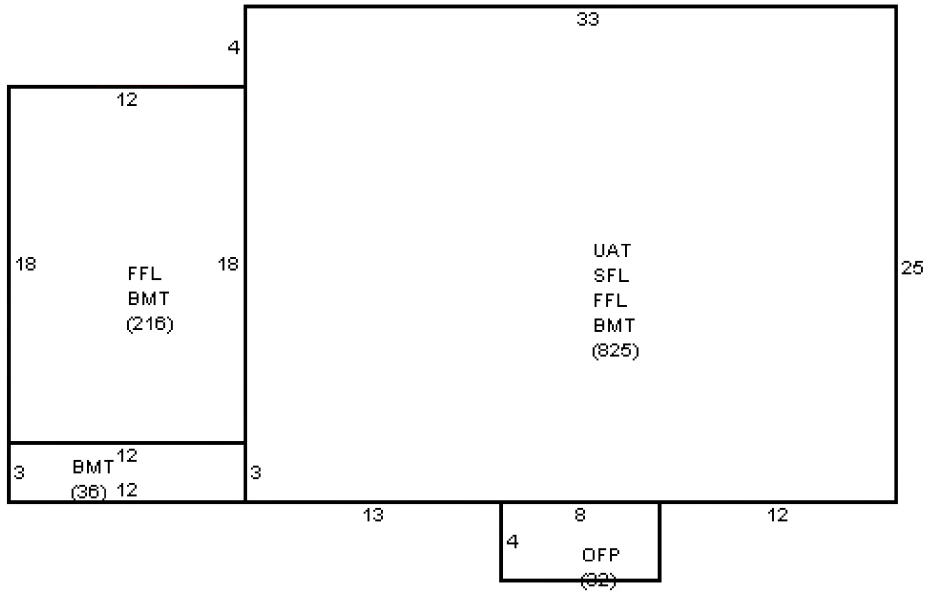
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	164.65
Special Features:	0	Val/Su Net:	90.73
Final Total:	288600	Val/Su SzAd	154.66

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,077	44.910	48,363
FFL	First Floor	1,041	149.690	155,822
SFL	Second Floor	825	149.690	123,490
UAT	Upper Attic	206	59.870	12,349
OFP	Open Porch	32	43.450	1,390

Net Sketched Area:	3,181	Total:	341,414
Size Ad	1866	Gross Are	3800	FinArea	1866
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

162.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc